



*Log Home Charm Meets  
Lakefront Living*

## 133 Sugarhouse Lane, Rideau Lakes, ON

-  **X12787992**
-  **\$899,000**
-  **4 Bedrooms**
-  **1 Bathroom**
-  **1.154 Acres**
-  **Upper Rideau Lake**

**Living on the lake in a log home could be just the lifestyle you've been searching for.** Welcome to this cozy retreat in the heart of lake country, set on an east-facing, over one-acre lot with mature trees and beautiful perennials, just 7 km south of the charming Village of Westport. Full of rustic character that only a true log home can offer, this property features three bedrooms on the main level and an additional bedroom on the lower level. Step inside to find a warm and inviting layout with the kitchen at the rear of the home and a bright living room at the front, perfectly positioned to capture stunning lake views. Down the hall, you'll find the bedrooms and a beautifully updated 4-piece bathroom (2024). Step outside onto the spacious lakeside deck — the perfect place to enjoy your morning coffee while watching the sunrise and listening to the sounds of nature. Just a few steps down, unwind in the hot tub for ultimate relaxation. Imagine spending warm summer days in the lakeside gazebo with a good book and a gentle breeze off Upper Rideau Lake.

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**  
Royal LePage ProAlliance Realty, Brokerage



 **GURR**  
REAL ESTATE GROUP  
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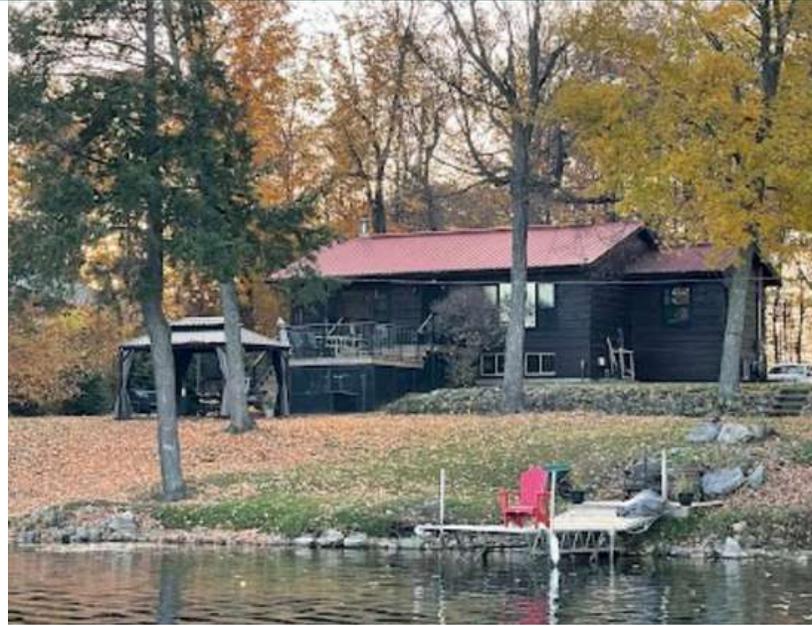


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Rideau Lakes, ON**

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# FEATURES



## ***Living on the lake in a log home could be just the lifestyle you've been searching for.***

- Welcome to this cozy retreat in the heart of lake country, set on an east-facing, over one-acre lot with mature trees and beautiful perennials, just 7 km south of the charming Village of Westport.
- Full of rustic character that only a true log home can offer, this property features three bedrooms on the main level and an additional bedroom on the lower level.
- Step inside to find a warm and inviting layout with the kitchen at the rear of the home and a bright living room at the front, perfectly positioned to capture stunning lake views. Down the hall, you'll find the bedrooms and a beautifully updated 4-piece bathroom (2024).
- Step outside onto the spacious lakeside deck — the perfect place to enjoy your morning coffee while watching the sunrise and listening to the sounds of nature. Just a few steps down, unwind in the hot tub for ultimate relaxation. Imagine spending warm summer days in the lakeside gazebo with a good book and a gentle breeze off Upper Rideau Lake.
- The walkout lower level offers a cozy recreation room complete with a woodstove, creating a warm and welcoming space to relax or entertain. This level also includes a bedroom, laundry room, and convenient walk-out access to the side yard.
- Many thoughtful updates have been completed over the years, including the kitchen and main bathroom (2024), dock (2025), furnace (2018), and more.
- Upper Rideau Lake, one of the larger lakes on the renowned Rideau Canal system, offers endless opportunities for boating and exploring. Spend the day on the water and dock at one of the ports on the Rideau System for dinner, shopping or entertainment. The waterfront features natural shoreline areas and sufficient depth off the aluminum dock for your boat.
- Located on picturesque Sugarhouse Lane, surrounded by majestic maple trees, this property embraces everything cottage country has to offer — boating, hiking, golfing, snowmobiling, ATV trails, and even the opportunity to tap your own maple trees for syrup.
- Amenities, restaurants, parks, an arena, and a public beach are all nearby in the Village of Westport.
- Start living your dream lakefront lifestyle today!

## **Directions**

- Highway 42 to Sugarhouse Lane. Watch for signs.

# MORE INFORMATION

## Utilities & Annual Costs (2025)

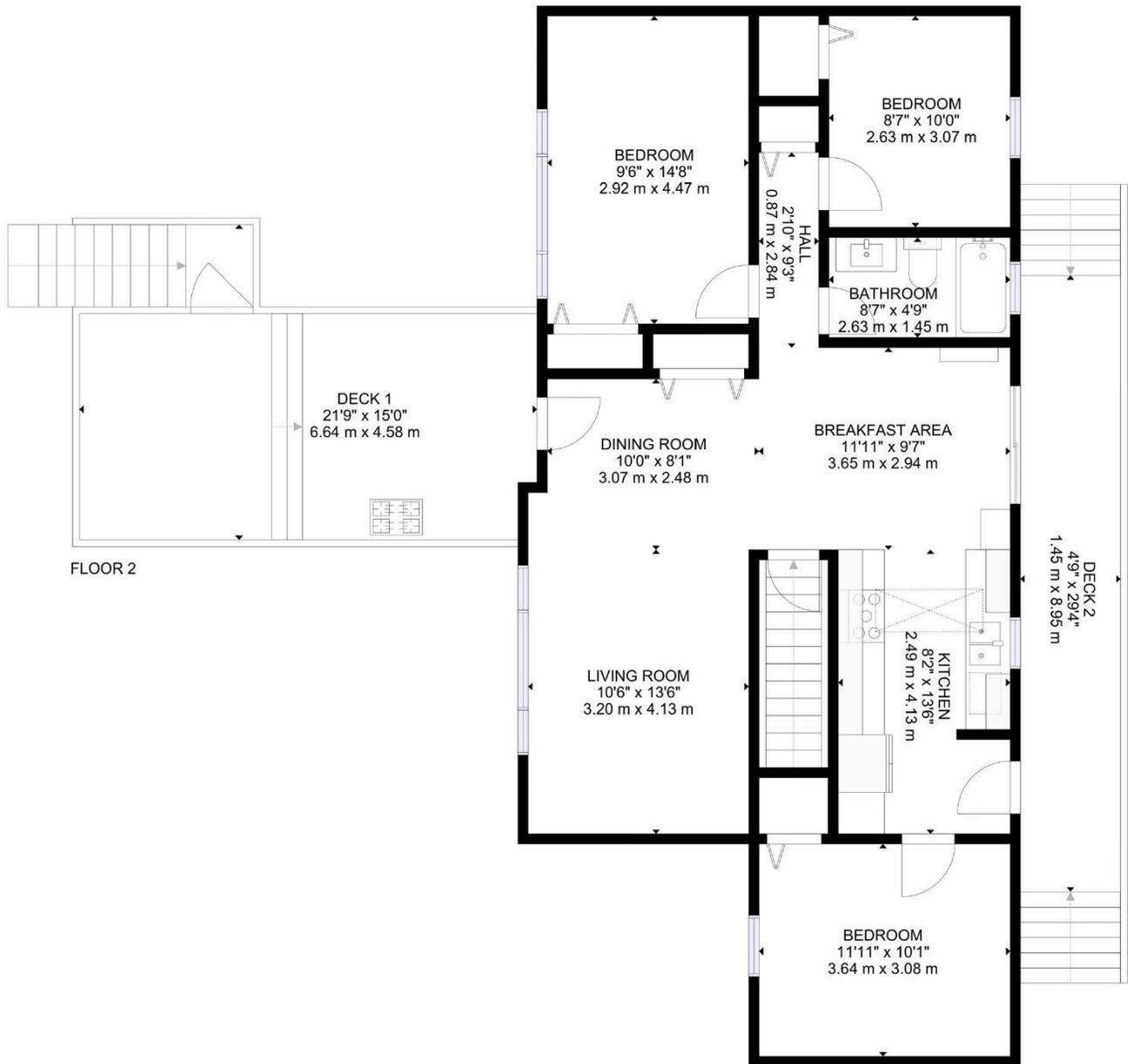
Taxes	Hydro	Internet	Insurance	Road Maintenance
\$4,835.86	approximately \$180/month	High Speed Fibre, WTC Communications	\$2378	\$500 - \$800/year



# GALLERY



# FLOOR PLAN 1/2

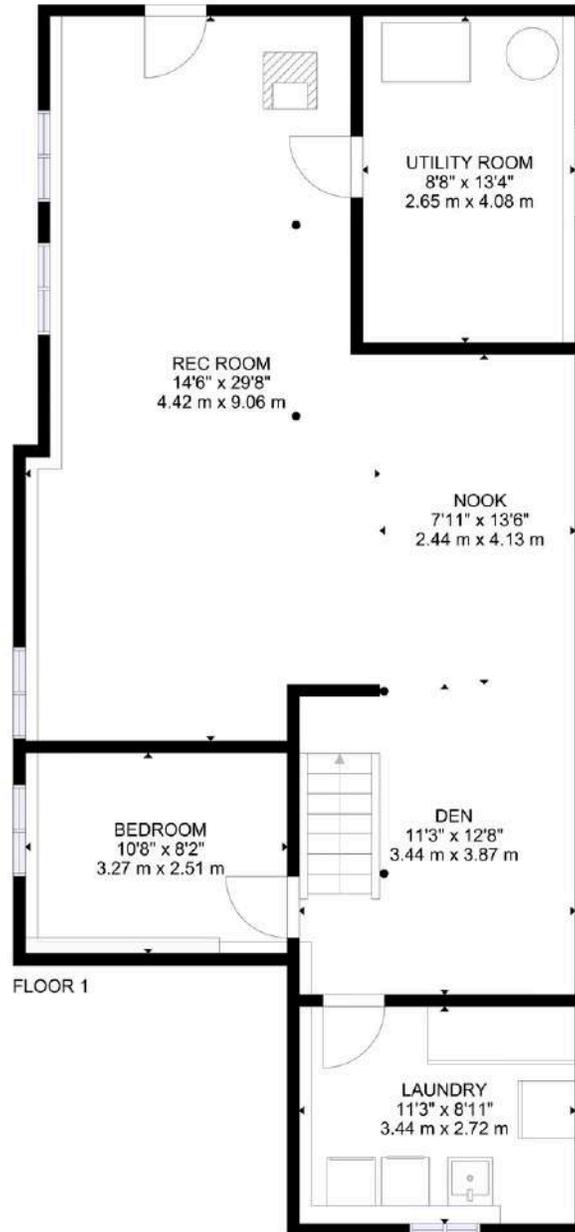


## Main Floor

GROSS INTERNAL AREA  
FLOOR 1: 971 sq.ft, 90 m<sup>2</sup>, FLOOR 2: 1001 sq.ft, 93 m<sup>2</sup>  
EXCLUDED AREA: DECK 1: 246 sq.ft, 23 m<sup>2</sup>, DECK 2: 140 sq.ft, 13 m<sup>2</sup>  
TOTAL: 1972 sq.ft, 183 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# FLOOR PLAN 2/2



## Basement

GROSS INTERNAL AREA  
FLOOR 1: 971 sq.ft, 90 m<sup>2</sup>, FLOOR 2: 1001 sq.ft, 93 m<sup>2</sup>  
EXCLUDED AREA: DECK 1: 246 sq.ft, 23 m<sup>2</sup>, DECK 2: 140 sq.ft, 13 m<sup>2</sup>  
TOTAL: 1972 sq.ft, 183 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# WATER TEST

**Public Health Ontario**

**Santé publique Ontario**

**Public Health Laboratory - Kingston**

181 Barrie St  
KINGSTON, ON K7L 3K2

**Bacteriological Analysis of Drinking Water for Private Citizen, Single Household Only**  
**Analyse bactériologique de l'eau potable - Particuliers, Ménages unifamiliaux seulement**

<b>Submitter's Name and Mailing Address / Nom et adresse postale de l'auteur de la demande d'analyse**</b> First Name, Last Name / Prénom, Nom de famille <b>HEATH GURR</b> Street address / Adresse municipale <b>7 SPRING ST WESTPORT, ON K0G 1X0</b>	<b>Location of Water Source / Emplacement de la source d'eau**</b> Lot, Concession / ou lot, concession Emergency Locator # / RSI# Street address / Adresse municipale <b>133 SUGARHOUSE LANE RIDEAU LAKES ON K0G1X0</b> County / Comté <b>LEEDS AND GRENVILLE</b> Health Unit # / # du bureau de santé <b>2243</b>
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**Specimen details / Détails sur l'échantillon:**

<b>Barcode / Code à barres: 012831226</b> Phone # / # tél.**: 613 985 2414 Date/Time Collected / Date/heure du prélèvement **: 2026-02-25 10:00:00 Date/Time Received / Date/heure Reçu le*: 2026-02-26 12:05:00	Purification system used (e.g. UV, filtration, etc.)? / Système d'épuration utilisé (p. ex. rayons UV, filtration, etc.)? ** No / Non Authorized by / Autorisé par Vice President and Chief, Microbiology and Laboratory Services or Designate / ou Désigner
<b>Specimen Note / Note sur l'échantillon:</b> This specimen was received in good condition unless otherwise stated. / À moins d'avis contraire, l'échantillon était en bonne condition au moment de la réception. Submit your water sample information and get your test report quickly online through our Water Testing Portal <a href="http://www.publichealthontario.ca/WaterPortal">www.publichealthontario.ca/WaterPortal</a> . / Soumettez les informations relatives à votre échantillon d'eau et obtenez rapidement votre rapport d'analyse en ligne sur notre portail d'analyse de l'eau de puits : <a href="http://www.publichealthontario.ca/WaterPortal">www.publichealthontario.ca/WaterPortal</a> .	

**Test results / Résultats d'analyse:**

<b>Total Coliform CFU/100 mL / Coliformes totaux UFC/100 mL</b>	<b>0</b>
<b>E.coli CFU/100 mL / E. coli UFC/100 mL</b>	<b>0</b>
<b>Interpretation / Interprétation:</b> There is no evidence of fecal contamination. If the results show the presence of coliforms it may be indicative of a contaminated water supply. Given the susceptibility of well water to external influences, it is important to test water frequently. Consult local health unit for information if required. Il n'y a aucune preuve de contamination fécale. Si les résultats indiquent la présence de coliformes, cela peut être révélateur d'une source d'eau polluée. L'eau des puits étant susceptible d'être dégradée par des facteurs externes, il est important de la faire analyser fréquemment. Consultez le bureau local de santé publique pour plus de détails, si nécessaire.	
Date of Analysis / Date de l'analyse: 2026-02-26	Date Read / Analyse effectuée le: 2026-02-27

**Please Note / Prière de noter ce qui suit :**

*\*All time values are EST/EDT and based on a 24-hour clock / Toutes les heures sont exprimées en HNE/HAE et basées sur une horloge de 24 heures. The results apply to the sample as received/Les résultats s'appliquent à l'échantillon, tel que reçu.*  
*\*\*These results relate only to the sample tested. / Le résultat obtenu se rapporte seulement à cet échantillon d'eau analysé.*  
 Note : This water sample was only tested for the presence of both Total Coliforms and E. coli (ISO/IEC 17025 accredited tests) bacterial indicators of contamination by Membrane Filtration. The sample was not tested for other contaminants, including chemical contaminants, and therefore may be unsafe to drink even when there is no significant evidence of bacterial contamination. Contact your local public health unit for information on testing for other contaminants. / Remarque: Cet échantillon d'eau n'a été analysé que pour détecter (par un laboratoire accrédité conformément à la norme ISO/IEC 17025) la présence des coliformes totaux et des bactéries colibacillaires, indicateurs de contamination par filtration sur membrane. L'échantillon n'a pas été testé pour d'autres contaminants, y compris les contaminants chimiques et, par conséquent, l'eau peut être impropre à la consommation même lorsqu'il n'y a aucune preuve significative de contamination bactérienne. Veuillez communiquer avec le bureau de santé publique de votre localité pour vous renseigner au sujet de l'analyse visant à détecter la présence d'autres contaminants.  
 If the reported client information does not match the information you supplied on the form please contact the PHO Customer Service Centre. Telephone: 1-877-604-4567 or 416-235-8558 or E-mail: [customerservicecentre@ohpp.ca](mailto:customerservicecentre@ohpp.ca). For operating hours see our website [www.publichealthontario.ca/labs](http://www.publichealthontario.ca/labs). / Si les informations sur le client indiquées ne correspondent pas aux informations que vous avez fournies sur le formulaire, veuillez communiquer avec le Service à la clientèle de SPO par téléphone au 1-877-604-4567 ou 416-235-8558, ou par courriel au [customerservicecentre@ohpp.ca](mailto:customerservicecentre@ohpp.ca). Pour connaître les heures d'ouverture, veuillez consulter notre site Web à [www.publichealthontario.ca/labs](http://www.publichealthontario.ca/labs).

End of report / Fin du rapport

*\*All time values are EST / EDT/toutes les heures sont exprimées en HNE ou en HAE.*

*\*\*Data provided by the customer / Données fournies par le client.*

Print Date / Date d'impression\*: 2026-02-27

Page 1 of 1

LIMS Report #: 58846418

Date Reported / Date du rapport\*: 2026-02-27 15:58:56

T\_SingleSampleOPHL\_WATPRIVATE.rpt





# INTERACTIVE LINKS

## Virtual Tour



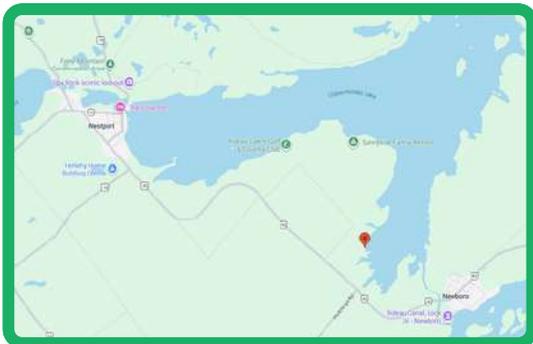
Scan the QR Code or Visit:  
<https://my.matterport.com/show/?m=mDkz8L7ZXsH>

## Video Tour



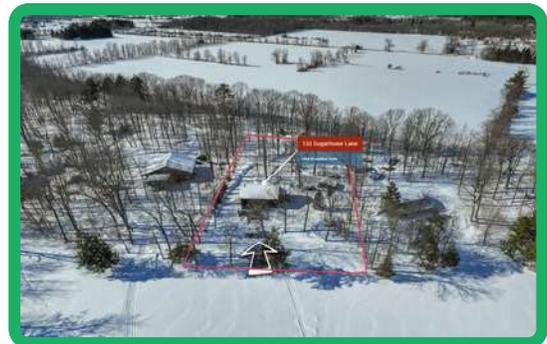
Scan the QR Code or Visit:  
<https://youtu.be/d5FUtLUfgSA>

## Google Map



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/Pf5RxxVcLdVKsjkU8>

## Panorama View



Scan the QR Code or Visit:  
<https://360panos.org/panos/133SugarhouseLane/>

# MLS LISTING



**133 Sugarhouse Lane** **List: \$899,000 For: Sale**  
**Rideau Lakes Ontario K0G 1X0**  
 Rideau Lakes 816 - Rideau Lakes (North Crosby) Twp Leeds and Grenville  
**SPIS: N** **Taxes: \$4,835.86/2025** **DOM: 0**

Detached **Front On: E** **Rms: 14**  
**Link: N** **Acres: .50-1.99** **Bedrooms: 3 + 1**  
 Bungalow **Washrooms: 1**  
 1x4xMain

**Lot: 160.45 x 354.8 Feet Irreg:**  
**Dir/Cross St:** Sugarhouse Lane / Highway 42  
**Directions:** Highway 42 to Sugarhouse Lane. Watch for signs.

**MLS#: X12787992** **PIN#: 442630059**  
**Possession Remarks:** TBD  
**Legal:** PT LT 3 CON 5 NORTH CROSBY PT 4, 5, 6 28R4542 S/T & T/W LR268176; RIDEAU LAKES

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished with Walk-Out <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Propane <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 31-50 <b>Year Built:</b> 1987 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 700-1100 <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Metal <b>Foundation:</b> Concrete Block <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Lower <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Log <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> Circular Drive, Private Double <b>Drive Park Spcs:</b> 6 <b>Tot Prk Spcs:</b> 6 <b>UFFI:</b> None <b>Pool:</b> <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Beach, Fireplace/Stove, Golf, Park, Place Of Worship, School Bus Route, Waterfront, Waterfront <b>Exterior Feat:</b> Deck, Fishing, Hot Tub, Landscaped, Privacy, Year Round Living <b>Interior Feat:</b> Carpet Free, Primary Bedroom - Main Floor, Water Heater Owned, Water Softener <b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector	<b>Zoning:</b> RW <b>Cable TV:</b> N <b>Hydro:</b> Y <b>Gas:</b> N <b>Phone:</b> Y <b>Water:</b> Well <b>Water Supply Type:</b> Drilled Well <b>Sewer:</b> Septic <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> Direct <b>Waterfront:</b> <b>Retirement:</b> Propane Tank <b>Under Contract:</b> <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Oth Struct:</b> Garden Shed, Shed <b>Survey Type:</b> Available
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**Water Body Name:** Upper Rideau Lake  
**Water Body Type:** Lake  
**Water Frontage (M):** 160.45  
**Topography:** Level, Wooded/Treed  
**Water Features:** Dock, Waterfront-Deeded  
**Access to Property:** Year Round Private Road  
**Docking Type:** Private  
**Water View:** Direct  
**WaterfrontYN:** Y  
**Waterfront:** Direct  
**Shoreline:** Shallow, Natural  
**Shoreline Allowance:** None  
**Shoreline Exp:** E  
**Alternative Power:** Other  
**Easements/Restrict:** Unknown  
**Rural Services:** Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed, Recycling Pickup, Telephone Available  
**Waterfront Accessory Bldgs:** Not Applicable

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.51	x8.53	Hardwood Floor
2	Kitchen	Main	14.11	x8.2	Laminate Vinyl Floor
3	Dining	Main	9.84	x8.2	Hardwood Floor
4	Living	Main	13.45	x11.15	Hardwood Floor
5	Bathroom	Main	8.2	x4.92	Laminate Vinyl Floor
6	Prim Bdrm	Main	14.76	x9.84	Hardwood Floor
7	2nd Br	Main	9.84	x8.53	Hardwood Floor
8	3rd Br	Main	11.81	x9.84	Hardwood Floor
9	4th Br	Bsmt	10.17	x8.2	Laminate
10	Laundry	Bsmt	10.5	x 7.87	Laminate
11	Rec	Bsmt	21.65	x 13.45	Laminate
12	Office	Bsmt	12.8	x 7.87	Laminate
13	Foyer	Bsmt	11.81	x7.87	Tile Floor
14	Utility	Bsmt	9.84	x8.53	Concrete Floor

**Client Remks:** Welcome to this cozy retreat in the heart of lake country, set on an east-facing, over one-acre lot with mature trees and beautiful perennials, just 7 km south of the charming Village of Westport. Full of rustic character that only a true log home can offer, this property features three bedrooms on the main level and an additional bedroom on the lower level. Step inside to find a warm and inviting layout with the kitchen at the rear of the home and a bright living room at the front, perfectly positioned to capture stunning lake views. Down the hall, you'll find the bedrooms and a beautifully updated 4-piece bathroom (2024). Step outside onto the spacious lakeside deck - the perfect place to enjoy your morning coffee while watching the sunrise and listening to the sounds of nature. Just a few steps down, unwind in the hot tub for ultimate relaxation. Imagine spending warm summer days in the lakeside gazebo with a good book and a gentle breeze off Upper Rideau Lake. The walkout lower level offers a cozy recreation room complete with a woodstove, creating a warm and welcoming space to relax or entertain. This level also includes a bedroom, laundry room, and convenient walk-out access to the side yard. Many thoughtful updates have been completed over the years, including the kitchen and main bathroom (2024), dock (2025), furnace (2018), and more. Upper Rideau Lake, one of the larger lakes on the renowned Rideau Canal system, offers endless opportunities for boating and exploring. Spend the day on the water and dock at one of the ports on the Rideau System for dinner, shopping or entertainment. The waterfront features natural shoreline areas and sufficient depth off the aluminum dock for your boat. Located on picturesque Sugarhouse Lane, surrounded by majestic maple trees, this property embraces everything cottage country has to offer - boating, hiking, golfing, snowmobiling, ATV trails, and even the opportunity to tap your own maple trees for syrup.

**Inclusions:** Fridge, Stove, Microwave, Dishwasher, Dock, Gazebo  
**Listing Contracted With:** ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595



## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



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